

DELEGATED OFFICER REPORT

Site Address: Havant College, Barncroft Way, Havant, PO9 1QL
Proposal: Addition of a second story to existing changing facilities with additional balcony and external stairs to create a new sports facility (clubhouse and changing rooms) (Use Class F2). Alterations to doors and windows and installation of disability access ramp.
Application Type: Full Planning Permission
Application No: APP/25/00403 Expiry Date:
Applicant: Havant and South Downs College
Agent: Case Officer: Lesley Wells
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Havant Campus is one of three Havant & South Downs Campuses accessed off Barncroft Way in a prominent position, visible from the busy B2149 roundabout. The Havant Campus is conveniently located near Havant's town centre. The site boasts expansive playing fields, with transport connections with ease of access to buses and train services. Vehicular accesses are off Barncroft Way.
- 1.2 There are trees and hedges, together with fencing along the boundaries of the site.
- 1.3 The surrounding development consists of residential dwellings to the north, south and west, with Havant Borough Council's office opposite to the east.
- 1.4 The site falls within Flood Zone 1 and on current information would remain so in 2115 with climate change.

2 Relevant Planning History

None

3 Proposal

Addition of a second story to existing changing facilities with additional balcony and external stairs to create a new sports facility (clubhouse and changing rooms) (Use Class F2). Alterations to doors and windows and installation of disability access ramp.

The building would continue to be accessed via Barncroft Way to the west, which also serves as the primary access point for car parking associated with the development.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Council Playing Pitch Strategy

Havant Active Wellbeing Strategy

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS7	(Community Support & Inclusion)
DM1	(Recreation & Open Space)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	Mitigation the impacts of Travel
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Ecologist

Final Comment – No Objection

OK, that's fine. I had thought that the proposed building would result in the loss of the grassland and exceeded the threshold. If that's not the case, then I'm happy to agree that the de minimis exemption applies.

Officer Comment: *It is confirmed that BNG is not applicable in this instance, as the proposal falls below the de minimis threshold of less than 25m2.*

Ecologist

Initial Comment – Further Information Required

The application form states that the applicant considers that BNG would not apply as the proposed development would meet the de minimis threshold of less than 25m2. I would request clarification of this statement please. The proposed development would appear to result in the loss of an area of grassland situated on the eastern elevation of the existing building. From my approximate calculations using GIS this area would appear to exceed the 25m2 threshold. Further information is required. BNG is a legal requirement in accordance with Schedule 7A of the Town and Country Planning Act 1990.

NPPF, Circular 06/2005 and Natural England Standing Advice, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

Environmental Health (Pollution)

Final Comment – No Objection

I have reviewed the Vine Acoustics 'HHC - Internal Noise Break out Assessment – Window Open' report (dated 24th October 2025) and I am satisfied that breakout noise from the proposed first floor bar with the window open has been adequately assessed and that no adverse impact to nearby residents is predicted.

I am satisfied that the report demonstrates that predicted noise from the use of the balcony is not expected to result in adverse impact to nearby residents and can therefore be used until 2200hours to align with the existing operational hours of the pitch.

The following amended condition is recommended.

Hours of use - Balcony

The first-floor balcony of the clubhouse shall only be used between the hours of 10:00 and 22:00. Outside of these hours, access to the balcony shall be restricted to maintenance purposes only and not for general use by patrons or spectators.

Reason: To protect the residential amenity of nearby dwellings from potential noise disturbance associated with external activity.

Officer Comment: *the above condition, which replaces the earlier suggested condition as to hours of use of the balcony, is recommended. The remaining three conditions, concerning noise from the building services plant, a CEMP and construction working hours, are still recommended for inclusion.*

Environmental Health (Pollution)

Initial Comments – Further Information Required

I have reviewed the Airtight Noisecheck assessment report, and I find the report, methodology and findings to be mostly agreeable. I am satisfied that noise from the balcony and plant has been appropriately assessed.

It is my understanding that breakout noise from the bar has been assessed based on the presumption that the window is closed, with no consideration for noise breakout with the window open. It is unclear as to whether the proposed window shall be openable or sealed.

The applicant is therefore requested to advise whether the window shall be sealed, and if not, to provide assessment of noise break out from the open window.

The further information should include:

- the typical background noise levels during the proposed bar operational periods,
- a comparison with the predicted noise level from the bar [with the window open] at the nearest dwelling during those times,
- Consideration that a partially open window can provide 10-15dB Rw depending on the type of window, or a detailed calculation to determine the predicted Rw of the partially open window if size of window and openable area is known, and
- an assessment of impact to gardens in the evening and internal noise levels of habitable rooms before and after 11pm.

The report uses a sound pressure level of 93dBA for the noise break out assessment and includes that this is an overestimate of noise levels as the proposed use does not intend for live or recorded music to be played in the bar. It is presumed that the bar shall benefit from a premises licence and as such, under the Live Music Act 2012, live and recorded music is deregulated and may be played at the premises between 08.00 - 23.00. This introduces the possibility that live / recorded music could be played in the function room, and as such 93dBA is considered an appropriate figure for the assessment.

I am satisfied assessments of the noise from the balcony and plant are appropriate and I agree with the findings.

The following conditions are recommended should permission be granted following submission of the requested further information.

Hours of use - Balcony

The first-floor balcony of the clubhouse shall only be used between the hours of 10:00 and 19:00. Outside of these hours, access to the balcony shall be restricted to maintenance purposes only and not for general use by patrons or spectators.

Reason: To protect the residential amenity of nearby dwellings from potential noise disturbance associated with external activity

Noise from building services plant

The rating level of noise emitted from all fixed plant and equipment at the site shall not exceed 40 dB LAeq, 1 hour between 07:00 and 23:00, and 27 dB LAeq, 15 minutes between 23:00 and 07:00, as measured and assessed at the nearest noise-sensitive premises in accordance with BS 4142:2014 (as amended)

Reason: To protect the residential amenity of nearby dwellings

Construction Environmental Management Plan (CEMP)

Prior to construction (including demolition) commencing on the site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Measures to control light spill and glare from any floodlighting and security lighting installed.

The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction. The development shall only be carried out in accordance with the CEMP so approved

Reason: To protect the amenity of residents from construction activities

Construction Hours

Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason: To protect the amenity of residents from construction activities

Officer Comment: *The above condition relating to the hours of use of the balcony has been replaced by the condition recommended in EH's final comments. The remaining three conditions, concerning, noise from the building services plant, a CEMP and construction working hours, are still recommended for inclusion.*

Hampshire Highways

Final Comment – No Objection

This looks good to me as restricts it to their use only.

Officer Comment: *The above comment relates to recommended condition 3 below.*

Hampshire Highways

Initial Comment – Further Information Required

The applicant is seeking consent to add an additional storey to the existing club house to provide improved changing facilities and space to accommodate on-site facilities to remove the need to travel further afield post-match (Havant Park). It is noted that this falls under use class F2 and therefore the site could in planning terms be occupied by any of the uses falling under this use class without the need for separate planning consent to be obtained should Havant Hockey Club cease to utilise this club house.

It is understood from the planning statement that this is to be in use at the same time as hockey matches and other activities which currently take place at the site and for the sole use of Havant Hockey Club only. The Highway Authority understand that this would not generate any additional trips above that already taking place to access the hockey club in the first instance. Ultimately it could be considered that provision of on-site facilities are removing the need for additional trips to occur elsewhere on the network post match.

No changes are proposed to the access or parking proposals given no changes to the hockey clubs operation is proposed. The Highway Authority are not aware of any issues with the operation of the hockey club and any impact on the local highway network as a result of the activities.

Given the broad use class which is required to be applied for to cover the use associated with the Hockey Club, the Highway Authority would seek for a condition to be placed on this application which restricts the use for the Havant Hockey Club and the purposes with the supporting planning statement only.

This is considered necessary to be secured given that the alternative uses under use class F2 have not been assessed as part of this planning application. The Highway Authority welcome discussions with the applicant and the case officer on appropriate condition wording to ensure this is use and site specific.

Having regard to the above, the Highway Authority are satisfied that the proposed development will not have a detrimental impact on the local highway network and recommend no objections to the proposals subject to a condition being placed on the application that ensures the use is restricted to Havant Hockey Club only for the purposes seeking planning consent for.

Should this not be agreeable with the applicant then further assessment work would be required setting out the worst-case trip generation associated with use class F2 to ensure for the Highway Authority to confirm whether this will have a detrimental impact on the highway network or not.

Leisure Manager – No Objection

The proposed development is in alignment with the Havant Borough Council Playing Pitch Strategy and directly delivers an action of the strategy which identifies that the existing facilities require replacing. The existing changing rooms are inadequate and not for purpose to host community sport. The lack of a social space at the site is hindering the club's development and impacts the sustainability of the Clubs hockey programmes for the community, as attracting and retaining players and support can be difficult given the poor quality of existing facilities. The proposed scheme will address this.

The provision of a refurbished and extended facility will create a welcoming space which facilitates the delivery of sport and recreation. The development will also align positively with the 'Active Facilities' theme of the Havant Active Wellbeing Strategy. Specifically, the proposed facility supports physical activity opportunities for priority communities who experience the greatest inequalities in access to physically activity opportunities and who as a result are more likely to live in poor health. The facility will enable more children, young people and adults in the borough to be active.

Whilst appreciating the limitations of a refurbishment and extension of an existing facility, we would wish to ensure that England Hockey, as the governing body for the sport, together with Sport England can confirm that proposals meet with the required technical guidelines regarding accessibility and safeguarding. This is to ensure the design is compliant with modern standards and is fit for purpose for its intended use. Providing this is the case, this application is supported by the Council's Active Wellbeing Team.

Property Services Manager – No Comment

Sport England

Sport England – Statutory consultee role and policy We understand that you have consulted us as a statutory consultee in line with the above Order. Therefore, we have considered the application in light of the National Planning Policy Framework (NPPF), in particular paragraph 104, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy .

Summary

Statutory consultee role Sport England raises no objection to this application as it is considered to meet exception 2 of our Playing Fields Policy and to accord with Paragraph 104 of the National Planning Policy Framework (NPPF). However, we consider that the design and layout should be improved to provide for better accessibility and safeguarding.

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field land remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England the development as a whole meets with one or more of five specific exceptions. A summary of the exceptions is provided in the annex to this response. (The annex may be viewed on the Council's website).

The Proposal and its Impact on the playing field

The proposed development consists of the addition of a second story to existing changing facilities with additional balcony and external stairs to create a new sports facility (clubhouse and changing rooms) (Use Class F2).

Sport England considers that there is no impact on the playing field/pitches at the site as a result of the proposed development.

Sport England has consulted with the national governing bodies for sport and we have received the following comments. England Hockey comments that Havant Hockey Club is the only hockey club within the borough and urgently requires significant upgrades to its existing facilities at Havant & South Down College. Both the 2018 Playing Pitch Strategy and the 2024 review clearly identify two key priorities for the club:

- "Havant Hockey Club will require a new clubhouse and adequate car parking to support the two new AGPs needed to meet both current and future demand for hockey." (p.24, 2024)

England Hockey supports the proposed development at South Downs College, which aims to create a safe and welcoming environment for both the club and the wider community. However, EH wishes to see the applicant address certain technical aspects of the current design to ensure the facilities are fully accessible and inclusive for all current and future users. EH advises a review of Sport England's latest guidance on accessible and inclusive design: https://www.sportengland.org/guidance-and-support/facilities-and_planning/design-and-cost-guidance/accessible-inclusive .

The following should be incorporated:

- Changing Areas: each changing room should include at least one toilet/WC cubicle. This helps minimize movement outside the changing area and reduces potential welfare concerns, particularly for young people leaving the changing room.

- Seating in Changing Rooms: while the minimum space allocation per person is 500 mm, England Hockey recommends increasing this to 600 mm, in line with cricket standards. This allows for the larger squad sizes and the volume of personal equipment typically brought to matches or training.

- Showers: England Hockey is not supportive of communal showers. England Hockey recommends incorporating floor-to-ceiling partition systems wherever possible to improve privacy and safety. Additionally, EH advise including at least one-fold_up shower seat in shower area to accommodate various needs, such as pregnancy, injury-related instability, or balance issues. This seat should be foldable to maximize space when not in use.

In principle, England Hockey supports the proposed development, but they would wish to see some slight improvements to the design and layout of the facility as highlighted above.

Assessment against Sport England's Playing Fields Policy and NPPF

Sport England considers that the E2 exception in our playing fields policy applies in this case. This states:

E2 - The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Sport England is satisfied that the proposal is capable of meeting the above exception given that there is considered to be no impact on the playing field or pitches at the site. However, England Hockey as the governing body for hockey raise some relevant points in relation to the design and layout of the facility. We consider that the design and layout can be improved to ensure safeguarding and welfare of all potential users as well as to make it more accessible, and we would ask that the applicant responds positively to these comments and seeks to amend the plans accordingly.

Sport England's Position

Given the above, Sport England raises no objection to the application because it is considered to accord with exception 2 of our Playing Fields Policy and paragraph 104 of the NPPF.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agenda(s), report(s) and committee date(s). Please notify Sport England of the outcome of the planning application.

Please note that this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

Officer Comments: *the changes to the internal layout as suggested by Sports England have been incorporated into an amended floor layout plan.*

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 18

Number of site notices: 3

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Access and parking
- (v) Biodiversity Net Gain
- (vi) Flood Risk & Drainage

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria.

7.3 Policy CS1 of the Havant Borough Local Plan (Core Strategy) 2011 supports developments that promotes health and wellbeing in the population.

7.4 The Council's Leisure Officer was consulted who has advised:

"The proposed development is in alignment with the Havant Borough Council Playing Pitch Strategy and directly delivers an action of the strategy which identifies that the existing facilities require replacing. The existing changing rooms are inadequate and not for purpose to host community sport. The lack of a social space at the site is hindering the club's development and impacts the sustainability of the Clubs hockey programmes for the community, as attracting and retaining players and support can be difficult given the poor quality of existing facilities. The proposed scheme will address this.

The provision of a refurbished and extended facility will create a welcoming space which facilitates the delivery of sport and recreation. The development will also align positively with the 'Active Facilities' theme of the Havant Active Wellbeing Strategy. Specifically, the proposed facility supports physical activity opportunities for priority communities who experience the greatest inequalities in access to physically activity opportunities and who as a result are more likely to live in poor health. The facility will enable more children, young people and adults in the borough to be active."

7.5 Sport England was consulted on the proposal and raised no objection. However, they recommended amendments to the internal layout to address welfare concerns and enhance privacy and safety. These changes have been incorporated into a revised plan.

7.6 Sport England's response also included comments from England Hockey, which confirmed that the existing facilities require substantial upgrades. The proposed development would deliver these improvements.

7.7 The principle of the development is therefore considered acceptable and accords with the aims of HBC Playing Pitch Strategy and Havant Active Wellbeing Strategy and Policy CS1 of the Core Strategy and the NPPF.

(iii) Impact upon the character and appearance of the area

7.8 The **application** site is located within the college compound, to the rear of residential properties on Nicholson Way. Given the positioning of the existing building—set to be extended vertically by one storey—the proposed development would not be prominently visible from public vantage points.

7.9 The existing building is in a poor condition. The proposal includes alterations to the fenestration, the addition of a low-pitched roof (maximum height 6.1m), and a balcony on the east elevation. This would comprise of a galvanised metal balcony with post and wire balustrade. The proposed materials include dark grey UPVC entrance doors, dark grey coated metal fascias and a dark grey metal composite panel roof. The proposal would significantly enhance the building's appearance.

7.10 The ground floor would be reconfigured to improve the changing facilities, while the first floor would accommodate a bar, bar store, kitchen/servery, and seating areas. Access to the balcony would be provided via folding doors from the seating area.

7.11 It is considered that the proposal would significantly enhance the appearance of the building and its surroundings. The development is therefore considered to accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy)

(iv) Impact upon residential amenity

- 7.12 As noted above, the proposal is situated to the rear of residential properties on Nicholson Way, within the college grounds. The properties most likely to be affected are Nos. 12 and 14 Nicholson Way, which are located approximately 38 metres and 33 metres respectively from the proposed development. The boundary is defined by container-type structures and mature trees, which provide a degree of screening.
- 7.13 The west elevation will feature two windows, providing light and ventilation to a landing and kitchen/servery. The proposed balcony on the eastern elevation has been designed to avoid overlooking of nearby residential properties, thereby preserving privacy.
- 7.14 The Council's Environmental Health Officer (EHO) has been consulted on the proposal and, following receipt of satisfactory details, raises no objection subject to conditions. These conditions relate to the hours of use of the balcony, restrictions on noise from building services plant, the submission and implementation of a Construction Environmental Management Plan, and controls on construction working hours. These conditions are recommended should planning permission be granted.
- 7.15 Taking into account the EHO's comments, the separation distance from nearby residential properties, and the presence of boundary trees—which will remain unaffected—it is considered that the proposal would not have a significant adverse impact on the amenity of neighbouring occupiers.
- 7.16 It is noted that no objection has been received in respect of the proposal.

(v) Access and parking

Access

- 7.17 Given that the operational parameters of the hockey club remain unchanged, no amendments to the existing vehicular access or parking infrastructure are proposed as part of the application.
- 7.18 The Highway Authority has been consulted and confirmed that the proposed development would not have a detrimental impact on the local highway network. No objection has been raised, subject to a condition restricting the use of the building to Havant Hockey Club only, in accordance with the supporting Planning Statement. While the building falls within Use Class F2, which permits a range of potential uses, an unrestricted F2 use could allow alternative recreational activities—such as a community hall or meeting space—that have not been assessed for their highway impact. Therefore, the restriction is considered necessary and appropriate. The applicant has agreed to this condition, along with the other recommended conditions.

Parking

- 7.19 The existing parking provision to the west of the site would remain unchanged and is appropriately located in relation to the development. There is also appropriately located cycle provision within the College's grounds.
- 7.20 The proposal seeks to enhance the existing facilities of Havant Hockey Club rather the introduction of a new use. As such, the proposal is not expected to generate additional traffic, parking or cycle demand beyond the current level, with much of the existing provision available for use by the club during periods when the college is closed.

Furthermore, the Highway Authority has raised no objection and has not identified a requirement for additional parking. The site is also accessible by sustainable transport modes, in accordance with Policy CS20 of the Havant Borough Local Plan and the National Planning Policy Framework, which encourage the efficient use of land and sustainable travel choices.

(vi) Biodiversity Net Gain

- 7.21. The Ecologist was consulted over the proposal and following clarification that the development would not result in the loss of grassland on the eastern elevation of the building, raises no objection.

(viii) Flood Risk & Drainage

Flooding

- 7.22 The site falls wholly within Flood Zone 1, and based on current information, would remain so with climate change in 2115. Overall, the development is at a low flood risk (less than 0.1%. AEP) and so is suitable for the proposed development.

Drainage

- 7.23 The proposed drainage system would connect to the existing main sewer, which falls under the jurisdiction of Building Control.

8 Conclusion

- 8.1 The proposal would significantly enhance the building's functionality for recreational use and improve its overall appearance. The proposal is not considered to have an adverse impact on residential amenity. The development is considered acceptable in terms of highway safety, parking and biodiversity. Overall, the proposal is considered to accord with the development plan as a whole and the National Planning Policy Framework and is therefore recommended for conditional planning permission.

9 **RECOMMENDATION:**

That the Development Manager be authorised to **GRANT PERMISSION** subject to the following conditions:

GENERAL

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved:

Plans

Location & Block Plan – Drawing No.25.4552.001 Rev P3
Proposed Site Layout - Drawing No. 25.4552.101 Rev P4
Floor Plans – Drawing No.25.4552.102 Rev P5
Elevation Plans - Drawing No.25.4552.103 Rev P4

Documents

Application Form
Planning Statement
Community Coaching Pamphlet
Breakout Noise Assessment, Vine Acoustics Ltd, dated 24 October 2025

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning General Development or Use Classes Order, the use of the building hereby permitted shall only be used at any time as a Hockey Club, with ancillary activities, and for no other purpose within Class F in the Schedule to the Town and Country Planning (Use Classes) Order 1987, as now amended.

Reason: In the interests of highway safety having due regard to Policy DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The first-floor balcony of the clubhouse shall only be used between the hours of 10:00 and 22:00. Outside of these hours, access to the balcony shall be restricted to maintenance purposes only and not for general use by patrons or spectators.

Reason: To protect the residential amenity of nearby dwellings from potential noise disturbance associated with external activity having due regard to Policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The rating level of noise emitted from all fixed plant and equipment at the site shall not exceed 40 dB LAeq, 1 hour between 07:00 and 23:00, and 27 dB LAeq, 15 minutes between 23:00 and 07:00, as measured and assessed at the nearest noise-sensitive premises in accordance with BS 4142:2014 (as amended)

Reason: To protect the residential amenity of nearby dwellings having due regard to Policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason: To protect the amenity of residents from construction activities having due regard to Policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

PRIOR TO COMMENCEMENT

- 7 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
- (ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Prior to construction (including demolition) commencing on the site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Measures to control light spill and glare from any floodlighting and security lighting installed.

The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction. The development shall only be carried out in accordance with the CEMP so approve.

Reason: To protect the amenity of residents from construction activities having due regard to Policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

ABOVE GROUND

- 9 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informative

In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

You were updated about issues after the initial site visit, amended plans and additional details were requested and forthcoming, making your proposal acceptable.